

SC ARCHITECTURE LTD
ANCHOR HOUSE
SCHOOL LANE
CHANDLERS FORD
SO53 4DY

Application	H/22/94038
Please ask for	Alexandra Stone
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Monday 19 December 2022

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. H/22/94038

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 25 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of existing rear extension and front porch. Single storey rear extension with internal alterations
Site: 207 BODYCOATS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2JA

Subject to due compliance with the following conditions

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- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 4462_P-01, 4462_P-03, 4462_P-02, 4462_P-04 and 4462_P-05

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 Prior to the commencement of development, details of the measures to be undertaken to protect the public sewers within the site shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with Southern Water. Development shall be carried out in accordance with the approved details.

Reason: To protect public sewers.

- 5 The disturbance of any hanging tiles required to facilitate this proposal must be done outside the active bat season, (i.e. not between April and September), the tiles should be removed carefully by hand (lifting vertically) and that all workers be alert to signs of bats as explained on the Bat Conservation Trust website (<https://www.bats.org.uk/advice/do-i-have-bats>). If a bat is found, the tile must be replaced gently, work must stop immediately, and Natural England informed, with the contact information available on the website below. If the work must be done during the active bat season, it should be supervised by a bat-licensed ecologist to avoid any possibility of disturbing bats which might be roosting under the tiles.

Reason: To protect bats species.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

[https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31, planting for bats](https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31,plantingforbats)

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes